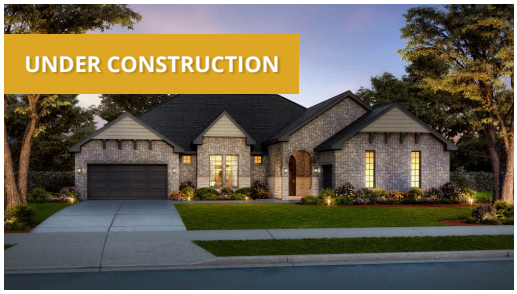
NEW HOME CONSULTANT
Gitte Bunting
(405) 203-2436 Cell Phone
(405) 203-2436 Model Home

Community: Blue Ridge
Model: 4336 Blue Ridge Avenue, Norman, OK 73072



4084 Blue Ridge Avenue
Norman, OK 73072

HOME PRICED AT

$589,120

Price and availability are subject to change without prior notice. Accurate as of Feb 07, 2026.

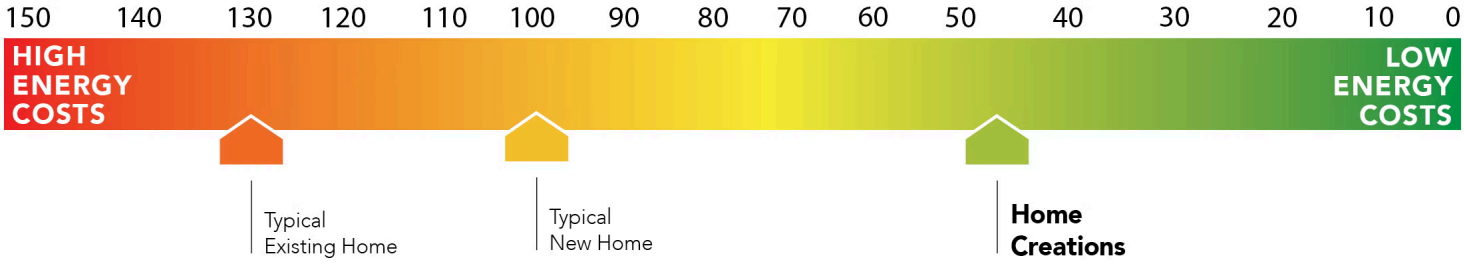
From the Signature Collection

Floor Plan: Sutton
Square Feet: 3,264 (m.o.l.)
Bedrooms: 5
Bathrooms: 4.5
Garage: 3 Car

52

This floor plan with a HERS Index Rating of 52 is:

- 48% more energy efficient than a typical new home
- 78% more energy efficient than a typical existing home



The availability and/or features of this plan are subject to change without prior notice. Price of this plan will vary at different communities. Please contact our New Home Consultant for details and available homes with this plan.

Included Features

Address: 4084 Blue Ridge Avenue **Price:** $589,120
Collection: Signature Collection **Floor Plan:** Sutton
Square Feet: 3,264 (m.o.l.) **Bedrooms:** 5 **Bathrooms:** 4.5 **Garage:** 3 Car

Safety

Installed smoke detectors - safety
Oriented Strand Board (OSB) exterior walls - safety
Tornado Straps that secure perimeter walls to rafters/roof - safety
Carbon Monoxide detectors - safety
Anchor bolts that secure perimeter walls to foundation - safety

Bathroom

Undermount sinks - bathroom
Price Pfister® bathroom faucet - bathroom
Doorless shower in primary bathroom - bathroom
Metal framed mirrors in Primary and powder bath - bathroom
Steel tub with tiled walls in secondary bathroom(s) - bathroom
2 cm granite or quartz bathroom countertops with 4" backsplash - bathroom
Tiled shower walls to the ceiling and tile-surrounded free-standing tub in Primary Bath (varies per plan) - bathroom
Upgraded ceramic tile floor - bathroom
Framed mirrors in Secondary baths - bathroom
Head knockers included in all bathrooms - bathroom
Light over primary bath showers (varies per plan) - bathroom
*Schluter-KERDI Shower System behind all shower walls - bathroom
Rain Shower Head in Primary Bath Shower (Homes permitted after January 1, 2025) - bathroom

Energy-efficiency

LED lights throughout - energy-efficiency
Continuous eave roof ventilation - energy-efficiency
R-8 Perimeter foam insulation at slab - energy-efficiency
Up to 96% efficient tankless water heater - energy-efficiency
R-15 blown-in insulation in external walls. Excludes garage - energy-efficiency
Sill seal foam gasket used under exterior framing, against concrete, to reduce air loss - energy-efficiency
HERS Index Energy Efficiency Rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) - energy-efficiency
Radiant barrier roof decking - energy-efficiency
R-44 blown-in insulation in attic - energy-efficiency
R-8 Insulated and mastic sealed A/C ducts - energy-efficiency
Gas heating 96% high efficiency furnace & duct work - energy-efficiency
Polycel caulking around windows, doors and joints (energy efficient caulking package) - energy-efficiency
Low-e Thermalpane tilt-in vinyl windows with screen (U-Factors of .30 or less & SHGC Coefficient with argon gas of .26 or less) - energy-efficiency

Construction / Plumbing / Electrical / Mechanical

Copper electrical wiring - construction-plumbing-electrical-mechanical
*Uponor AquaPEX tubing for water lines - construction-plumbing-electrical-mechanical
Electric dryer connection in utility room - construction-plumbing-electrical-mechanical
Heat-taped condensation lines (attic only) - construction-plumbing-electrical-mechanical
15.2 SEER electrical central air conditioning - construction-plumbing-electrical-mechanical
*Air and moisture barrier DUPONT TYVEK HOMEWRAP with 10-year warranty - construction-plumbing-electrical-mechanical
Exterior to interior CAT 5e outlet in front coat closet (RG6 Quad-shield cable wiring) (Homes permitted after November 1, 2024) - construction-plumbing-electrical-mechanical
Sheetrock screwed to studs/walls - construction-plumbing-electrical-mechanical
6 mil poly moisture barrier under slab - construction-plumbing-electrical-mechanical
Enhanced modified slab on grade foundation - construction-plumbing-electrical-mechanical
Protective ground fault interrupter circuits - construction-plumbing-electrical-mechanical
Exterior 2 x 4 stud-grade lumber walls (16" on center) - construction-plumbing-electrical-mechanical
*Atlas Pinnacle HP42 130 MPH class 3 impact rated shingles with Scotchgard with lifetime limited warranty - construction-plumbing-electrical-mechanical

Exterior Finishes

3-car garage - exterior-finishes
Gas line to patio - exterior-finishes
Enhanced exterior accents - exterior-finishes
Septic System (if required) - exterior-finishes
Brick mailbox with cast stone address block - exterior-finishes
Guttering over entry and AC pad (vary per plan) - exterior-finishes
Signature landscaping package including stone border - exterior-finishes
8/12 roof pitch - exterior-finishes
Sprinkler Loop at Garage - exterior-finishes
Covered back/front patios - exterior-finishes
Up to 10,000 square feet of sod - exterior-finishes
2 Woodford freeze-proof exterior water spigots - exterior-finishes
Minimum of 3 exterior waterproof electrical outlets - exterior-finishes
Brick exterior with partial siding (varies per plan) - exterior-finishes

Warranties

Termite company's 5-year warranty - warranties
RWC New Home limited 10-year warranty - warranties
Manufacturer's lifetime limited shingle warranty - warranties
Builder's limited one-year warranty - warranties
Manufacturer's limited appliance warranty - warranties
Manufacturer's limited heating & cooling units warranty - warranties

Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer. - inspections-engineering
HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) - inspections-engineering

Garage

Pull-down attic access in garage (per plan) - garage
Epoxy floor finish in garage (homes permitted after 12/1/21) - garage
Finished 3-car garage with wall texture, trim and paint - garage
Wifi Enabled Garage Door Opener + Battery Backup with 2 remotes - garage

* Features subject to availability.
Included features will vary based on the design style on each signature collection home. This allows each signature collection home to be one-of-a-kind. Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.

Included Features

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Interior Finishes

Square corners
3” paint grade casing
Ventless gas log fireplace - elevated
Upgraded ceramic tile in baths and utility
Rocker switches (homes permitted after 5/1/23)
Select 8’ Interior Doors – Locations Vary Per Plan
Deako Rocker Switches (Homes permitted after 11/1/24)
Insulated entry door with glass insert (panel style may vary)
Wood look tile in kitchen, dining, living room, entry and halls
Possible finishes include Satin Nickel, Matte Black, Oil Rubbed Bronze, or select fixtures in Gold
Hand textured walls
5” paint grade baseboard
10' seasonal storage in primary closet
Ceiling fans in all bedrooms and living room
10’ ceilings on first floor on select floor plans
Ceiling Fans in Bonus & Family Rooms (Varies by plan)
Faux beams standard in common areas (varies per plan)
Pantry door with frosted glass (homes permitted after 11/1/24)
Pediment treatments in main living areas (locations vary per plan)
Premium Upgraded light package including chandelier, island pendants, coach lights and vanity lights

Kitchen

Sweep outs at toe-kick
Decorative vented hood to outside
Water line for refrigerator icemaker
Built-in trash can drawer in the kitchen island
Pot filler (Homes permitted after January 1, 2025)
Extended cabinet and countertop depth 2” at cooktop
Full extension drawer glides and soft-close hinges on cabinets
Upgraded Tiled backsplash up to the bottom of cabinets and around vent hood

*Samsung stainless steel dishwasher, built-in microwave, drop-in gas cooktop, Wifi enabled electric oven with 36” 5-Burner Gas Cooktop

*Price Pfister® kitchen faucet
LED under cabinet lights in kitchen
3 cm granite or quartz kitchen countertops
Pendant lights over bar or island (select plans)
1/3 horsepower sink garbage disposal w/ air switch
Soft close drawers (on cabinets delivered after 02/01/2024)
Single basin undermount farm sink (stainless steel) or workstation sink
Soft-close 36" upper kitchen wood cabinets to ceiling (up to 10’ ceilings, varies per plan) (painted/stained)

Smart Home Features

Ecobee® Programmable, Wifi-Enabled, Thermostat with Heat/Cool Auto mode
Kwikset door hardware, including Smartkey functionality at all exterior doors
Electric vehicle charging plug (220V 50Amp service; homes permitted after 01/01/2024)
2 Electrical outlet w/dual USB ports in kitchen (permits after 03/01/2024)
2 Electrical outlet w/dual USB ports in primary bedroom (permits after 03/01/2024)
Deako Smart Package (2 smart switches, 2 smart dimmer switches, and 1 simple motion sensor switch) (Homes permitted 11/1/24)

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